

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Stella Havkin, #134334
Havkin & Shrago
Attorneys at Law
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Woodland Hills, CA 91367
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☐ Individual appearing without attorney
☒ Attorney for: Debtor and DIP

FOR COURT USE ONLY

In re:
LOBAT SHIRIN SHAYAN.

CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: 01/09/2020

Time: 11:00 am

Location: 255 E. Temple Street. Los Angeles, California 90210

Last date to file objections: 12/26/2019

Single Family Residence at 9007 Alto Cedro Drive, Beverly Hills, California 90210

As is where is with no contingencies..

Proposed sale price: \$ 3,250,000.00

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
5950 Canoga Avenue., Suite 400, Woodland Hills, CA 91367

A true and correct copy of the foregoing document entitled (*specify*): Notice of Sale of Estate Assets

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 12/19/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

havkinlaw@earthlink.net; stella@havkinandshrago.com ustprejion16.la.edf@usdoj.gov
cawlfieidlaw@yahoo.com for Meera Burman
eenciso@ecf.courtdrive.com
kelly.l.morrison@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 12/19/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Vincent P. Zurzolo	Moirra Wolofsky Revocable Trust 2008
United States Bankruptcy Judge	c/o Alex Howe Rodeo Realty
255 E. Temple Street, Suite 1360	202 Canon Drive,
Los Angeles, CA 90012	Beverly Hills, CA 90210

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) 12/19/2019, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Debtor(s) (VIA E-MAIL)

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12/19/2019	Stella Havkin	/s/ Stella Havkin
<i>Date</i>	<i>Printed Name</i>	<i>Signature</i>

American Express
PO Box 0001
Los Angeles, CA 90096

Bank of America
PO Box 15019
Wilmington, DE 19886-5019

Barney's
PO Box 659707
San Antonio, TX 78265-9707

Bijan Hassan Zoughi
201 Ocean Avenue, Apt 501D
Santa Monica, CA 90402

California Bank and Trust
PO Box 25787
Salt Lake City, UT 84125-0708

Cedar Sinai
PO Box 48954
Los Angeles, CA 90048-0954

Citibank
PO Box 78045
Phoenix, AZ 85062

Daniel Ling, MD
PO Box 17098
Beverly Hills, CA 90209

Designed Receivable Solution
1 Centerpointe #450
La Palma, CA 90623

General Anesthesia
PO Box 515108
Los Angeles, CA 90051

Jaguar Financial Group
PO Box 901076
Fort Worth, TX 76101

Julia Wegge, MD

PO Box 17621
Beverly Hills, CA 90209

LA County Tax Collector
PO Box 21018
Los Angeles, CA 90054-0018

Medi Credit
PO Box 1629
Maryland Heights, MO 63043

Mink Red Imaging
PO Box 190
Simi Valley, CA 93062

Mr. Cooper
PO Box 7729
Springfield, OH 45501

Primex Lab
16742 Stagg Street #120
Van Nuys, CA 91406

Quest Diagnostics
PO Box 740987
Cincinnati, OH 45274

Sequoia
28632 Roadside Drive #110
Agoura Hills, CA 91301

Union Bank
PO Box 650349
Dallas, TX 75265-0349

Overbid procedure (if any):

\$5,000 increments.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

January 9, 2020 at 11:00 a.m. at 255 E. Temple Street, Courtroom 1368, Los Angeles, California 90210.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Stella Havkin
5950 Canoga Avenue, Suite 400
Woodland Hills, California 91367
Telephone: 818 999-1568
Facsimile: 818 305-6040
email: stella@havkinandshrago.com

Date: 12/19/2019